

Communities in Motion 2040 2.0 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 2.0* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 2.0 goals.

Development Name: Fig Village (PUD19-00041)






Agency: Boise

CIM Vision Category: Mixed Use

New households: 108

New jobs: 0

Exceeds CIM forecast: No

	<p>CIM Corridor: Maple Grove Road Pedestrian level of stress: PG Bicycle level of stress: R</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 3,920 Jobs within 1 mile: 13,760 Jobs/Housing Ratio: 3.5</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 1.9 miles Nearest fire station: 0.8 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: No Farmland within 1 mile: 48 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: 0.1 miles Nearest public school: 0.5 miles Nearest public park: 0.9 miles Nearest grocery store: 0.9 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

The location is an infill site in an employment-centric area with thousands of jobs within a mile of the site. It is within a walkable distance of public schools, public parks, grocery stores, and public transportation. The higher density is supportive of nearby bus service. Typically, at least 7 dwelling units per acre (DU/acre) are needed to support public transportation; this proposal exceeds 16 DU/acre. Several bus routes pass this location and is in a walkable distance of one mile to the Boise Towne Square Mall Transfer Center, which provide access to most bus routes in the region.

This proposal increases the housing in the area and helps provide a mix of residential and retail, can mitigate traffic congestion by decreasing the amount of single occupancy vehicle trips generated on the transportation network and encourage non-motorized travel.

More information about COMPASS and *Communities in Motion 2040 2.0*:

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More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>

